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## HOUSE Offered for Sale

8 Stenzel Crescent Baranduda VIC 3691

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$455,000

## Median Sale Price

\$350,000 Houses in Baranduda between Apr 2017 - Mar 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**3 Stenzel Crescent Baranduda VIC 3691**

 3  2  2

Sold Price

**\$390,000**

Sold Date

**12-May-17**

Distance

**0.11km**



**14 Paterson Avenue Baranduda VIC 3691**

 3  2  2

Sold Price

**\$410,000**

Sold Date

**15-Dec-17**

Distance

**0.25km**



**6 Wickham Court Baranduda VIC 3691**

 3  2  2

Sold Price

**\$449,000**

Sold Date

**23-Jun-17**

Distance

**0.26km**

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